

IN RE: PETITION FOR  
SPECIAL EXCEPTION AND  
VARIANCE  
WEST SIDE, NORTH CHARLES STREET,  
600 FEET SOUTH OF TOWSONTOWN  
BOULEVARD, 6701 NORTH CHARLES  
STREET,  
9TH ELECTION DISTRICT  
4TH COUNCILMANIC DISTRICT  
GREATER BALTIMORE MEDICAL  
CENTER, INC., PETITIONER

**Findings of Fact and Conclusions of Law**

The Petitioner herein has requested a Special Exception to permit a maximum width of building elevation width of 590 feet for a proposed building attached to an existing parking garage in lieu of the maximum width of 300 feet as provided in Section 1801.2.B of the Baltimore County Zoning Regulations ("BCZR") and a variance from Section 102.2 of the BCZR and CMDP V.B.2. (pursuant to Section 504.2 of the BCZR) to permit a building separation between a proposed parking garage and the existing hospital core building of 90 feet in lieu of the required 100 feet and from CMDP V.B.2. (pursuant to Section 504.2 of the BCZR) to permit rear yards of 10 feet and 20 feet for the proposed parking garage in lieu of the required 40 feet, all as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Mr. Donald G. Loftus, Executive Vice President of the Greater Baltimore Medical Center, Inc. ("GBMC"), appeared and was represented by John B. Howard, Esquire and Robert A. Hoffman, Esquire. Appearing on behalf of the Petitioner were Mr. Jose L. Galvez, an architect with the firm of Cochran, Stephenson &

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Donkervoet, Inc.; Mr. Glenn E. Cook, a traffic consultant with the Traffic Group, Inc.; and Mr. George E. Gavrelis, a land planner with the firm of Daft-McCune-Walker. Appearing as Protestants in the matter were Mrs. Nancy Horst and Mrs. Nancy Mathews, both of the Ruxton-Riderwood-Lake Roland Area Improvement Association.

Mr. Loftus testified that the proposed parking garage at the rear of GBMC's campus is required to serve the OB/Acute Care Center now under construction near that location and to allow employee parking in closer proximity to the hospital core. The employees that would be using the new garage now park on a hill adjacent to Towsontown Boulevard and are physically removed by steep slopes from GBMC's "core" campus. Currently, the hospital runs a shuttle bus to bring employees from this remote parking lot to the hospital facility.

Mr. Loftus went on to testify that an agreement had been entered into with the Sheppard and Enoch Pratt Hospital (whose property adjoins GBMC's at the location for the proposed parking garage) to limit the height of the structure to reduce its visibility from the Sheppard Pratt campus. A reduction in height necessitated a larger mass in terms of length and width of the building in order to provide the required parking.

Because this is the only viable site to accomplish the needs of GBMC with regard to parking for employees and for the OB/Acute Care facility, and because of the desire to reduce the height of the parking structure, Mr. Loftus stated that a practical difficulty exists for GBMC to meet the setback requirements under the BCZR.

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Mr. Loftus further testified that the hospital is also planning to construct a seven-story building that will have hospital-related uses on at least the first two levels including six OB/GYN operating rooms and an oncology facility (hereinafter referred to as "Physicians' Pavilion II"). The remainder of Physicians' Pavilion II would be used for offices by physicians who have privileges at GBMC.

Mr. Loftus testified that Physicians' Pavilion II must be located in close proximity to both the hospital core and to the existing parking garage as a matter of necessity for the patients and to reasonably accommodate the employees. Moreover, there must be a connection between the garage and Physicians' Pavilion II to allow covered, protected walkways for patients. The connection makes the two structures 590 feet in width and thus requires a Special Exception. Mr. Loftus testified that there would be no adverse impact on any of the requirements under Section 502.1 by virtue of the connected buildings.

Mr. Galvez, an architect with Cochran, Stephenson & Donkervoet, Inc., testified that Physicians' Pavilion II will be predominantly glass and virtually identical to the existing Physicians' Pavilion I. Further, the connection between Physicians' Pavilion II and the parking garage will not be easily seen from Charles Street due to the extensive tree cover between the connection and Charles Street. Mr. Galvez also testified that none of the requirements of Section 502.1 would be impacted because of the width of the connected buildings.

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Additionally, Mr. Galvez used an architectural model, constructed to scale, to indicate the visual impacts of both the proposed parking garage and Physicians' Pavilion II. In both cases, there is extensive screening to properties located adjacent to these proposed structures.

With regard to the proposed parking garage, Mr. Galvez stated that it must be located as shown on Petitioner's Exhibit I, that a practical difficulty would exist if the setback requirements had to be met and that there would be no adverse impact if the variances were granted.

Mr. Glenn Cook, a traffic consultant, testified that a traffic analysis had been done including the proposed parking garage and Physicians' Pavilion II, and that following construction of these two structures, there will be a net increase of parking spaces on site of approximately 17 percent. It was Mr. Cook's opinion that there would be no adverse traffic impact if the variances and Special Exception were granted.

Finally, Mr. George Gavrelis testified for the Petitioner. He stated that from a land planning perspective, no adverse impact on any of the requirements under Section 502.1 would be evident if a connection is permitted between Physicians' Pavilion II and the existing parking structure. Mr. Gavrelis also testified that a practical difficulty would exist if setback requirements would have to be met for the proposed parking garage and there would be no adverse impact if the variances were granted.

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Appearing on behalf of the Protestants were Mrs. Nancy Horst and Mrs. Nancy Mathews, President and Executive Director of the Ruxton-Riderwood-Lake Roland Area Improvements Association, Inc., respectively. Mrs. Horst testified that although they were not opposed to the proposed projects covered by the Petitions herein, they did have certain concerns which are briefly summarized as follows:

(i) there is a concern over siltation leaving the site during construction; (ii) there is a concern about traffic at the intersection of Malvern Avenue, Charles Street, and the hospital entrance (with Mrs. Horst expressing a desire for the hospital to find a second means of access to serve its facility); (iii) there is concern over lighting of the two existing parking garages, one serving Physicians' Pavilion I and the other intended to serve Physicians' Pavilion II; and (iv) proper evergreen screening of the proposed Physicians' Pavilion II.

Pursuant to testimony and evidence produced at the hearing, it is clear that the requested Special Exception to permit a maximum width of building elevation of 590 feet for a proposed building attached to an existing parking garage in lieu of the maximum width of 300 feet will cause no detriment to the community, or, otherwise, be inconsistent with the requirements of the BCZR.

Section 307.1 of BCZR states that the Baltimore County Zoning Commissioner shall have the power to grant variances from an area regulation where strict compliance with the zoning regulations for

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Baltimore County would result in practical difficulty or unreasonable hardship.

In reviewing the Petition, it must be kept in mind that "[t]he standard for granting a variance . . . is . . . whether strict compliance with the regulations would result in 'practical difficulty or unreasonable hardship'; and that it should be granted only if in strict harmony with the spirit and intent of the zoning regulations; and only in such manner as to grant relief without substantial injury to the public health, safety and general welfare." McLean v. Soley, 270 Md. 208, 213, 310 A.2d 783 (1973).

It is clear from the testimony that if the variances are granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public health, safety and general welfare.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variances were not granted.

Pursuant to advertisement, posting of a property, and public hearing on this Petition held, and for the reasons given above, the relief requested, pursuant to the Petitions for Special Exception and Zoning Variances should be granted.

THEREFORE, pursuant to the site plan marked Petitioner's Exhibit 1, it is ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 15 day of October, 1991, the Petition for Special Exception is hereby GRANTED; and,

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IT IS FURTHER ORDERED by the Zoning Commissioner that the Petition for Zoning Variances is hereby GRANTED, subject, however, to the following restrictions to the relief granted herein:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, however, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. An evergreen screen shall be installed in accordance with Petitioner's Exhibit 2 following construction of Physicians' Pavilion II.
3. The light fixtures on the uppermost level of the existing garage that serves Physicians' Pavilion I shall be modified to extend the shielding on those lights that are visible from Murray Hill Circle, an adjacent street.
4. Lower lighting standards and new fixtures that reduce glare shall be installed on the uppermost level of the existing parking garage intended to serve Physicians' Pavilion II prior to completion of construction of Physicians' Pavilion II.
5. Screening shall be installed between the levels of the garage intended to serve Physician's Pavilion II, on the portion of the garage that directly faces Charles Street only, similar to the screening that exists between the levels on the garage that serves Physician's Pavilion I, prior to completion of construction of Physician's Pavilion II.

Timothy M. Kotrocco, Deputy Zoning  
Commissioner for Baltimore County

PET10110.RAH

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

October 15, 1991

Robert A. Hoffman, Esquire  
Venable, Baetjer & Howard  
210 Allegheny Avenue  
Towson, Maryland 21285-5517

RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE  
W/S North Charles Street, 600' S of Towsontown Boulevard  
(6701 N. Charles Street)  
9th Election District - 4th Councilmanic District  
Greater Baltimore Medical Center - Petitioner  
Case No. 92-36-2A

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Zoning Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-1391.

Very truly yours,

Timothy M. Kotrocco  
Deputy Zoning Commissioner  
for Baltimore County

TMK:djs

cc: Ms. Nancy W. Horst  
7519 Ellenham Avenue, Baltimore, Md. 21204  
People's Counsel  
File

PETITION FOR SPECIAL EXCEPTION  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 92-36-XA  
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a maximum building elevation width of 590 feet for a proposed building attached to an existing garage in lieu of the maximum width of 300 feet as provided in Section 1801.2B.

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):  
Greater Baltimore Medical Center  
(Type or Print Name)  
Signature: Robert P. Kowal, President  
(Type or Print Name)  
Address: 6701 North Charles Street 828-2000  
City and State: Baltimore, Maryland 21204  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:  
John B. Howard, Esquire  
210 Allegheeny Avenue 823-4111  
Towson, Maryland 21204  
Attorney for Petitioner: John B. Howard, Esquire  
210 Allegheeny Avenue 823-4111  
Towson, Maryland 21204  
Attorney's Telephone No.: 823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.  
J. Robert Hines  
Zoning Commissioner of Baltimore County

Z.C.O.-No. 1 (over)

PETITION FOR ZONING VARIANCE  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 92-36-XA  
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 102.2 of the BCZR and CMPE V.B.2 (pursuant to Section 504.2 of the BCZR) to permit a building separation between a proposed parking garage and the existing hospital core of 90 feet in lieu of the required 100 feet and from the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County for the following reasons: (Indicate hardship or practical difficulty)  
CMPE V.B.2 (pursuant to Section 504.2 of the BCZR) to permit rear yards of 10 and 20 feet in lieu of the required 40 feet.  
Reasons to be determined at hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: Legal Owner(s):  
Greater Baltimore Medical Center  
(Type or Print Name)  
Signature: Robert P. Kowal, President  
(Type or Print Name)  
Address: 6701 North Charles St. 828-2000  
City and State: Baltimore, MD 21204  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:  
John B. Howard, Esquire  
210 Allegheeny Avenue 823-4111  
Towson, MD 21204  
Attorney for Petitioner: John B. Howard, Esquire  
210 Allegheeny Avenue 823-4111  
Towson, Maryland 21204  
Attorney's Telephone No.: 823-4111

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Zoning Commissioner of Baltimore County

### CERTIFICATE OF PUBLICATION

TOWSON, MD., \_\_\_\_\_, 19\_\_\_\_  
THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of \_\_\_\_\_ successive weeks, the first publication appearing on \_\_\_\_\_, 19\_\_\_\_.

TOWSON TIMES,

S. Zeke Orlan  
Publisher

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Date: \_\_\_\_\_ Account: R 001-6150  
Number: \_\_\_\_\_  
PUBLIC HEARING FEES: 014 \$11.00  
ZONING VARIANCE (OTHER): 1 X \$175.00  
SPECIAL EXCEPTION: 1 X \$175.00  
TOTAL: \$350.00  
LAST NAME OF OWNER: GREATER BALTIMORE MEDICAL CENTER

Please Make Check/Deposit to Baltimore County \$350.00  
BA 0003:177407-24-91

DESCRIPTION  
Description to Accompany Zoning Petition  
Ninth Election District  
Baltimore County, Maryland 92-36-XA

Beginning for the same on the east side of Charles Street at the end of the second of the two following courses and distances measured from the point formed by the intersection of the center line of Charles Street with the center line of Malvern Avenue (1) easterly 50' more or less, thence (2) southerly 32' more or less to the place of beginning, thence leaving said place of beginning and running and binding on the east side of Charles Street the seven following courses and distances: (1) northeasterly, by a curve to the right with the radius of 1095.92 feet, the arc distance of 438.43', (2) S 63° 21' 54" E 10', (3) N 28° 25' 00" E 67.88', (4) N 43° 30' 30" E 56.53', (5) N 56° 41' 50" E 141.32', (6) N 58° 28' 05" E 138.17', (7) N 62° 12' 02" E 21.50', thence leaving said east side of Charles Street and running the twelve following courses and distances: (8) S 37° 46' 55" E 1085.85', (9) S 07° 05' 00" W 180.00', (10) S 02° 40' 53" E 115.22', (11) S 45° 06' 34" E 203.55', (12) S 59° 57' 00" E 310.00', (13) S 06° 44' 36" E 198.66', (14) S 53° 53' 59" W 153.00', (15) S 80° 00' 00" W 165.00', (16) S 24° 25' 09" W 147.50', (17) S 06° 37' 31" E 297.00', (18) S 40° 40' 00" E 240.00', (19) S 52° 00' 00" W 433.40', to intersect the east side of Charles Street, thence running and binding on said east side the following twenty-eight courses and distances: (20) northwesterly, by a curve to the left side with the radius of

653.11', the arc distance of 148.53', (21) N 44° 54' 10" E 35.00', (22) N 47° 28' 20" W 57.03', (23) S 40° 09' 10" W 35.00', (24) northwesterly, by a curve to the left with the radius of 653.11', the arc distance of 162.44', (25) N 25° 54' 10" E 30.00', (26) N 66° 28' 20" W 56.61', (27) S 21° 09' 10" W 30.00', (28) northwesterly, by a curve to the left with the radius of 653.11', the arc distance of 2.87', (29) N 69° 05' 56" W 47.35', (30) N 20° 54' 04" E 30.00', (31) N 69° 05' 56" W 50.00', (32) S 20° 54' 04" W 30.00', (33) N 69° 05' 56" W 355.71', (34) northwesterly, by a curve to the right with the radius of 553.11, the arc distance of 155.26', (35) N 36° 59' 00" E 25.00', (36) N 50° 38' 30" W 43.77', (37) S 41° 44' 00" W 25.00', (38) northwesterly, by a curve to the right with the radius of 553.11', the arc distance of 206.35', (39) N 63° 06' 30" E 35.00', (40) northwesterly, by a curve to the right with the radius of 518.11', the arc distance of 128.86', (41) N 69° 03' 00" W 41.42', (42) northwesterly, by a curve to the right with the radius of 553.11', the arc distance of 134.96', (43) N 03° 42' 49" E 752.84', (44) S 86° 17' 11" E 40.00', (45) N 03° 42' 49" E 50.00', (46) N 54° 17' 11" E 47.17', (47) N 03° 42' 49" E 166.57', to place of beginning.

Containing 57.933 acres of land, more or less.  
THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY.

Our Job Number:  
85013Z  
September 29, 1988



### CERTIFICATE OF POSTING

District: \_\_\_\_\_ Date of Posting: \_\_\_\_\_  
Posted for: \_\_\_\_\_  
Petitioner: \_\_\_\_\_  
Location of property: \_\_\_\_\_  
Location of Signs: \_\_\_\_\_  
Remarks: \_\_\_\_\_  
Posted by: \_\_\_\_\_ Date of return: \_\_\_\_\_  
Number of Signs: \_\_\_\_\_

### CERTIFICATE OF PUBLICATION

TOWSON, MD., \_\_\_\_\_, 19\_\_\_\_  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of \_\_\_\_\_ successive weeks, the first publication appearing on \_\_\_\_\_, 19\_\_\_\_.

THE JEFFERSONIAN,

S. Zeke Orlan  
Publisher

NOTICE OF HEARING  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 on Friday, September 13, 1991 at 11:00 a.m.  
Case Number: 92-36-XA  
W/S North Charles Street, 600' S of Towson Boulevard  
6701 North Charles Street  
8th Election District - 4th Councilmanic  
Petitioner(s): Greater Baltimore Medical Center  
Hearing: Friday, September 13, 1991 at 11:00 a.m.  
Special Exception: for a maximum building elevation width of 590 feet for a proposed building attached to an existing garage in lieu of the maximum width of 300 feet. Variance: to permit a building separation between a proposed parking garage and the existing hospital core of 90 feet in lieu of the required 100 feet and to permit rear yards of 10 and 20 feet in lieu of the required 40 feet.  
Zoning Commissioner of Baltimore County  
TTJ.B-187 August 15

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

COPY

DATE: 8/27/91

Greater Baltimore Medical Center  
6701 North Charles Street  
Baltimore, Maryland 21204

ATTN: ROBERT P. KOWAL, PRESIDENT

RE:  
Case Number: 92-36-XA  
W/S North Charles Street, 600' S of Towson Boulevard  
6701 North Charles Street  
8th Election District - 4th Councilmanic  
Petitioner(s): Greater Baltimore Medical Center  
HEARING: FRIDAY, SEPTEMBER 13, 1991 at 11:00 a.m.

Dear Petitioner(s):

Please be advised that \$156.77 is due for advertising and posting of the above captioned property.  
THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

COPY

AUGUST 6, 1991

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

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W/S North Charles Street, 600' S of Towson Boulevard  
6701 North Charles Street  
8th Election District - 4th Councilmanic  
Petitioner(s): Greater Baltimore Medical Center  
HEARING: FRIDAY, SEPTEMBER 13, 1991 at 11:00 a.m.

Special Exception for a maximum building elevation width of 590 feet for a proposed building attached to an existing garage in lieu of the maximum width of 300 feet.  
Variance to permit a building separation between a proposed parking garage and the existing hospital core of 90 feet in lieu of the required 100 feet; and to permit rear yards of 10 and 20 feet in lieu of the required 40 feet.

Zoning Commissioner of  
Baltimore County

JOHN B. HOWARD, ESQ.  
GREATER BALTIMORE MEDICAL CENTER



Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning  
111 West Chesapeake Avenue  
Towson, MD 21204  
August 12, 1991 887 3353

John B. Howard, Esquire  
Venable, Baetjer and Howard  
210 Allegheny Avenue  
Towson, MD 21204

RE: Item No. 37, Case No. 92-36-XA  
Petitioner: Greater Baltimore Med. Cntr  
Petition for Zoning Variance and  
Special Exception

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,  
James E. Dyer  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Robert P. Kowal  
Greater Baltimore Medical Center  
6701 North Charles Street  
Baltimore, MD 21204

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning  
111 West Chesapeake Avenue  
Towson, MD 21204  
August 12, 1991 887 3353

Your petition has been received and accepted for filing this 22nd day of July, 1991.

Received By:  
Arnold Jablon  
DIRECTOR

Petitioner: Greater Baltimore Medical Center  
Petitioner's Attorney: John B. Howard

Baltimore County Government  
Fire Department  
700 East Joppa Road, Suite 901  
Towson, MD 21204-5500  
(301) 887-4500  
AUGUST 6, 1991

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: GREATER BALTIMORE MEDICAL CENTER  
Location: #6701 NORTH CHARLES STREET  
Item No.: 37 Zoning Agenda: AUGUST 6, 1991  
Centeiner:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The building and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWED: C.H. Smith, S-7-91 Noted and Approved  
Special Inspection Division Fire Prevention Bureau

JR/VEK

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: September 9, 1991  
Zoning Administration and  
Development Management

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: GBMC, Item No. 37

In reference to the applicant's request, staff offers the following comments:

The Office of Planning and Zoning does not object to the applicant's proposal provided that the following conditions are met:

Due to the scenic nature of Charles Street, tree preservation is imperative. All grading and clearing for construction of the Physicians Pavilion II, office buildings and the storm water management pond must be minimized to preserve the character of Charles Street.

A section detail showing the storm water management pond from Charles Street must be provided.

The revised C.R.G. Plan dated August 26, 1991, shows a limit of disturbance in order to retain trees and the proposed location of a storm water management pond along Charles Street. The plat accompanying the petitioner's request should be revised to comport with the approved CRG plan.

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: August 29, 1991  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for August 6, 1991

The Development Engineering Division has reviewed the subject zoning items and we have no comments for Items 25, 28, 32, 33, 34, 36, 39, 40, 42, 43 and 44.

For Item 483 (Case No. 91-194 A), the previous minor subdivision comments are applicable.

For Items 25 and 37, revised County Review Group Plans are required.

Robert W. Bowling / DAK  
ROBERT W. BOWLING, P.E., Chief  
Development Engineering Division

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND  
DATE: September 11, 1991

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management

FROM: Robert J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: August 6, 1991  
ITEM NUMBER: 37

Please see the C.R.G. comments for this site.

Robert J. Famili  
Traffic Engineer II

RJF/lvd

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: September 9, 1991  
Zoning Administration and  
Development Management

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: GBMC, Item No. 37

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Due to the scenic nature of Charles Street, tree preservation is imperative. All grading and clearing for construction of the Physicians Pavilion II, office buildings and the storm water management pond must be minimized to preserve the character of Charles Street.

A section detail showing the storm water management pond from Charles Street must be provided.

The revised C.R.G. Plan dated August 26, 1991, shows a limit of disturbance in order to retain trees and the proposed location of a storm water management pond along Charles Street. The plat accompanying the petitioner's request should be revised to comport with the approved CRG plan.

VENABLE, BAETJER AND HOWARD  
ATTORNEYS AT LAW  
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS  
210 ALLEGHENY AVENUE  
TOWSON, MARYLAND 21204-5517  
(301) 823-4111  
FAX (301) 827-0147

Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Greater Baltimore Medical Center - Physician's Pavilion II  
Zoning Item No. 37  
Filed July 24, 1991

Dear Mr. Jablon:

On July 24, 1991, the Greater Baltimore Medical Center ("GBMC") filed Petitions for Special Exception and Variance to permit the construction of Physician's Pavilion II and a parking garage to the rear of the hospital campus in Zoning Item No. 37.

As we discussed by phone conference on Friday, GBMC is including six new operating rooms, a regional oncology center and a conservative surgery training institute on the first two levels of Physician's Pavilion II. The construction of the six operating rooms is critical to the financing of Physician's Pavilion II and the 175,000 square foot obstetric/acute care facility now under construction on the GBMC campus. Specifically, the feasibility study upon which the \$47 million Maryland Health and Higher Education Facilities Authority (the "Authority") Bonds are based include as a critical component the six operating room facilities to be located in Physician's Pavilion II. In order to continue construction of the obstetric/acute care facility, the Bonds must be issued at this time and accordingly, the hearing must be scheduled and an Order passed on Physician's Pavilion II.

RECEIVED SEP 11 1991

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
<i>James H. Hart</i>	7810 E. Elmhurst Ave. 21204

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
<i>Rob Hoffman</i>	210 Allegany
<i>John Howard</i>	210 Allegany
<i>George Conner</i>	210 E. Pennsylvania
<i>JOSE CALVEZ</i>	OSBORN 925 N. CHARLES ST.
<i>PHIL CHILKOT</i>	GBMC 6701 N. CHARLES ST.
<i>Thomas Cox</i>	111 West Chesapeake Ave.
<i>Don A. Hoffman</i>	GBMC

VENABLE, BAETTER AND HOWARD  
ATTORNEYS AT LAW

BALTIMORE, MD  
WASHINGTON, D. C.  
MCLEAN, VA  
ROCKVILLE, MD

October 26, 1993

ROBERT A. HOFFMAN

W. Carl Richards, Zoning Coordinator  
Baltimore County Office of Zoning  
Administration and Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

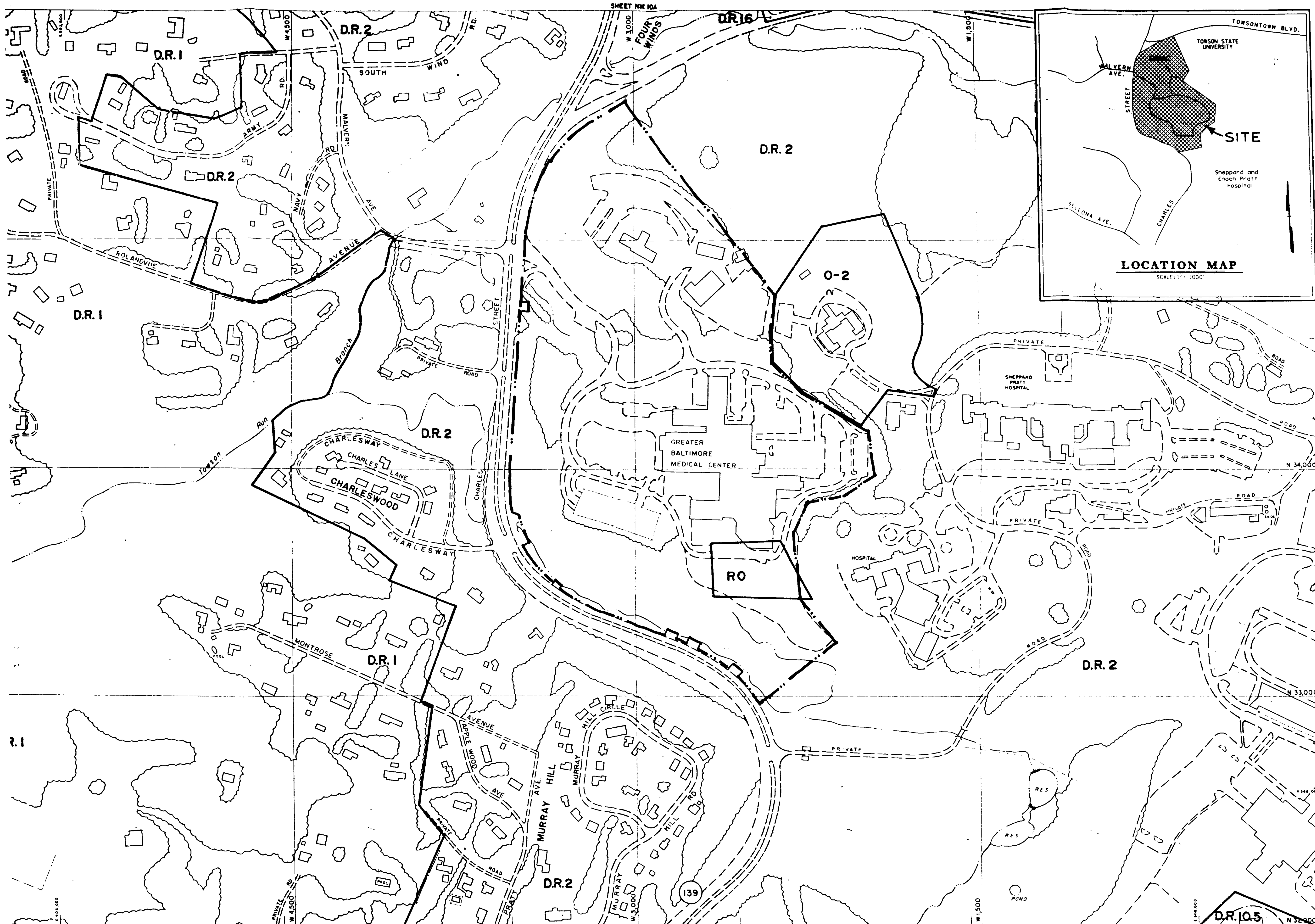
Re: - Greater Baltimore Medical Center - MRI Facility  
- Confirmation of Right to Build within Confines of Existing Variance

Dear Mr. Richards:

Pursuant to our meeting Friday at your office, I am writing on behalf of the Greater Baltimore Medical Center ("GBMC") to request your confirmation that, pursuant to their existing variance granted in Zoning Case No. 92-36-SPHA they may construct an ambulatory walkway to connect their MRI facility to the main hospital building without further zoning relief.

By way of background, GBMC is a large medical facility located at 6701 Charles Street which consists of a 3-story "core" hospital building surrounded by various, multi-story accessory medical facilities (collectively referred to herein as "the complex") and parking areas, some of which are attached to the main hospital building. One of the accessory medical facilities is the MRI facility, which is located at the front of the complex, just west of the main hospital building. The MRI facility is quite small, measuring approximately 45 ft. x 60 ft., and is used for the purpose of conducting MRI (magnetic resonance imaging) tests on patients.

GBMC would like to construct an ambulatory walkway to connect their MRI facility to the "core" hospital building. A portion of Plat from Case No. 92-36-SPHA which geographically shows the GBMC complex and the location of the MRI Facility. In Zoning Case No. 86-45-SPHA, GBMC obtained approval for a variance to permit a maximum width of building elevations of 931 ft. for the complex, in lieu of



# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

BEEN REVISED IN SELECTED AREAS.  
COMPILED BY PHOTOGRAMMETRIC METHODS  
MORN, INC. BALTIMORE, MD. 21210

PLAN & PLAT TO AWWA 1993  
ZONING PETITION  
Greater Baltimore Medical Center  
EAST MACHINE WORKS INC.  
10/21/93  
SHEET NO. 2 OF 2

SCALE  
1" = 200'  
DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

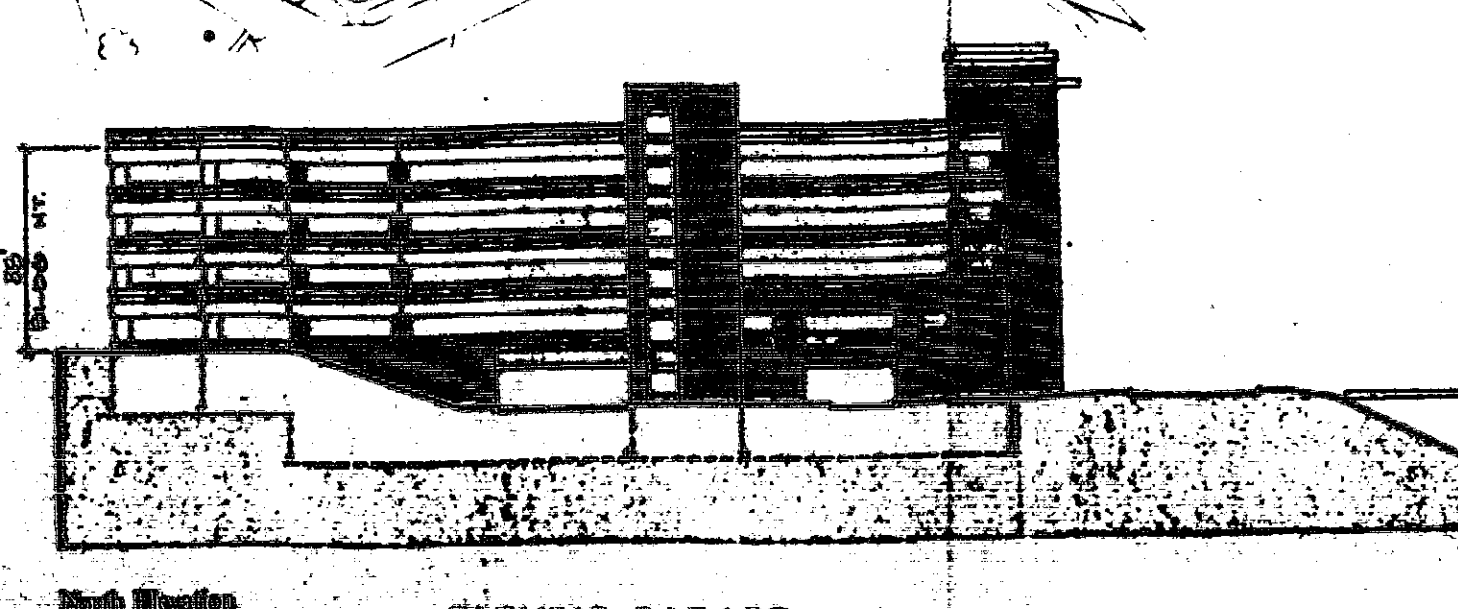
LOCATION  
RUXTON  
TOWSON

SHEET  
NW.  
9-A

92-36-



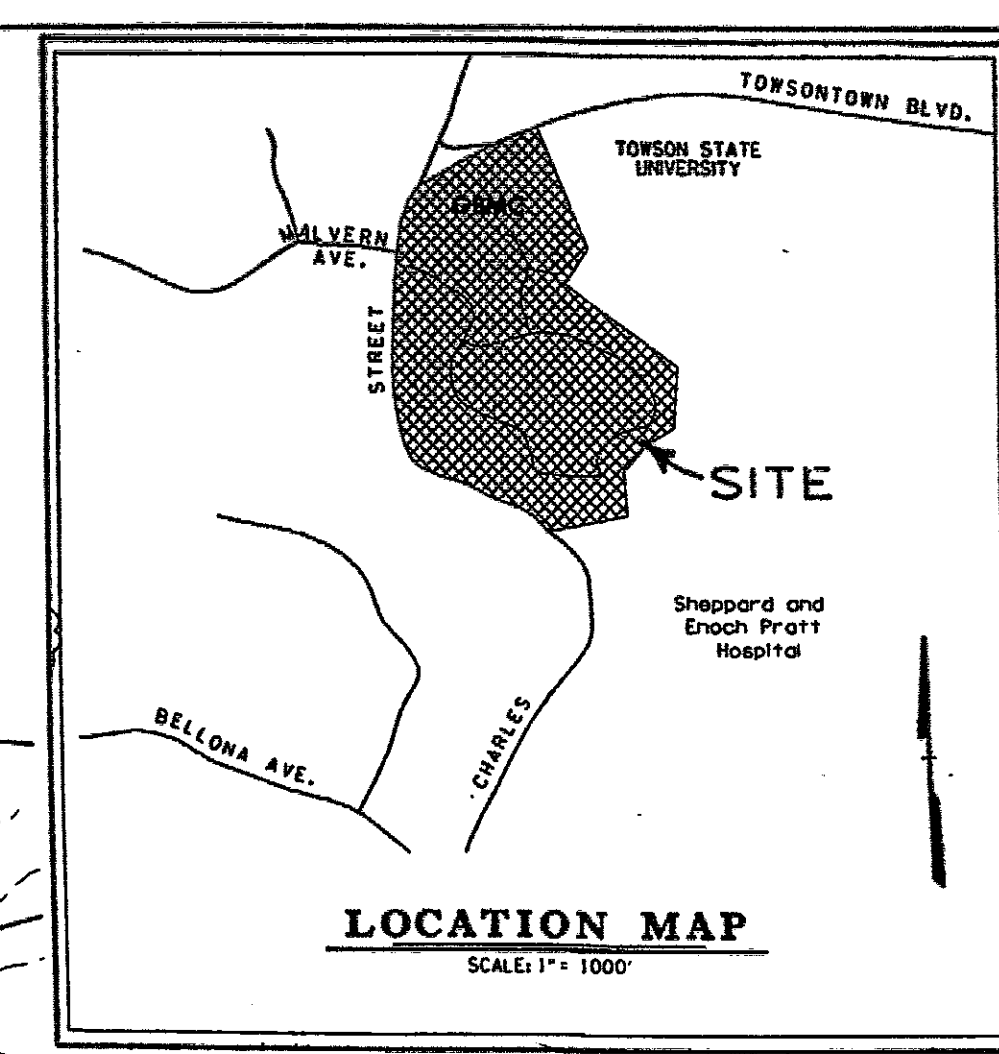
1. To permit a building separation between a proposed parking garage and the existing hospital core of 90 feet in lieu of the required 100 feet as set forth in Section 102.2 and CHDP V.B.2 pursuant to Section 504.2.
2. To permit rear yards of 10 and 20 feet in lieu of the required 40 feet as set forth in CHDP V.B.2 pursuant to Section 504.2.



KEY	BEARINGS	DISTANCES
L-1	4 43° 21' 54" E	10.0'
L-2	N 20° 25' E	67.88'
L-3	N 43° 30' 30" E	56.98'
L-4	N 62° 15' 02" E	21.50'
L-5	N 44° 54' 10" E	35.0'
L-6	N 47° 20' 20" W	53.65'
L-7	N 40° 09' 10" W	35.0'
L-8	N 35° 04' 10" E	30.0'
L-9	N 66° 55' 30" W	56.61'
L-10	S 23° 05' 10" W	35.0'
C-1	040° N 60° 30' 33" W R 1.00' L 1.00'	2.95'
L-11	N 60° 09' 56" W	47.55'
L-12	N 76° 04' 04" E	50.0'
L-13	N 60° 05' 04" W	50.0'
L-14	N 60° 54' 04" W	50.0'
L-15	N 66° 33' E	35'
L-16	N 60° 50' 30" W	48.77'
L-17	N 41° 44' W	25'
L-18	N 65° 26' 30" E	35'
L-19	N 60° 05' 00" W	41.05'



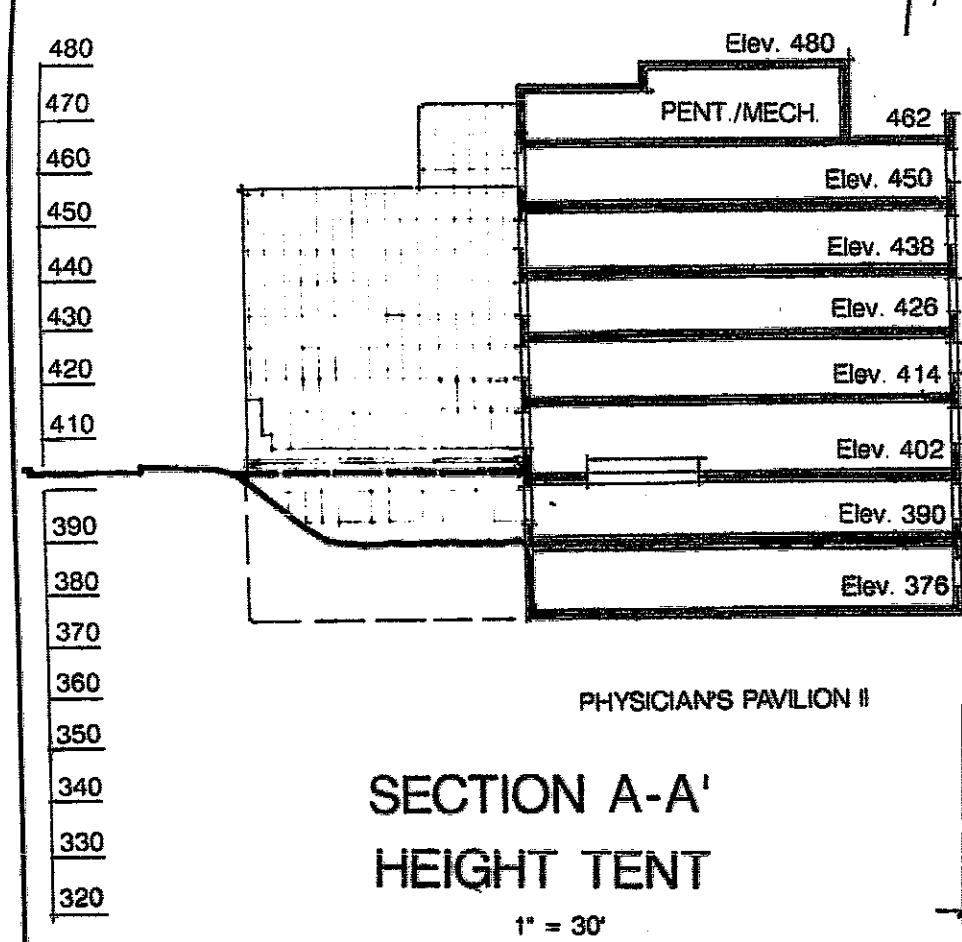
- Zoning Requests**
- A. Special Exception**
- To permit a maximum building elevation width of 500 feet for a proposed building attached to an existing garage in lieu of the maximum width of 300 feet as provided in Section 1801.23.
- B. Variances**
- To permit a building separation between a proposed parking garage and the existing hospital core of 50 feet in lieu of the required 100 feet as set forth in Section 1801.2 and OUP V.B.2 pursuant to Section 504.2.
  - To permit rear yards of 10 and 20 feet in lieu of the required 40 feet as set forth in OUP V.B.2 pursuant to Section 504.2.



- General Notes**
- Location District: CHURCH District 4.
  - Current zoning and setbacks: DR-2 and R.O.
  - TOTAL SITE: 57.31 ACRES.
  - Previous commercial permits: C-643-89 8012049 Decora; C-426-87 94322 Medical Arts Building; C-426-86 84772 Medical Hospital Imaging Facility; C-502-86 85427 Parking Garage; C-2216-85 84489 Medical Office Building.
  - On-site plan and meeting January 15, 1990 (09-20-25).
  - Existing Hearings and Variances: History.
  - 1985 - Use Permit: 1985.
  - 40-foot restriction for Variances to permit a directional sign of 48 square feet instead of the required 25 square feet sign. Granted January 5, 1986.
  - 88-45 SHW Special Hearing for a medical arts facility as an accessory use and structure to the principal use of a hospital and variance to permit a maximum width of building elevation of 500 feet and 325 feet instead of the required 300 feet, a rear yard setback of 10 feet instead of the required 40 feet, a side yard setback of 5 feet instead of the required 30 feet, a front yard setback of 20 feet instead of the required 40 feet, and a distance between buildings of 30 feet instead of the required 40 feet and/or 75 feet. Granted August 1, 1987.
  - 87-48 SHW Special Hearing to approve an amendment to the Order in Case No. 86-40 to permit the relocation from the main hospital building to the existing pharmacy and optical facility to the medical arts facility. Issued June 23, 1987, with restrictions:
    - The pharmacy and optical facility shall be subject and accessory to the hospital and together shall occupy no more than 2,000 square feet on the first floor of the medical arts facility.
    - No outside displays advertising of the pharmacy and optical facility shall be permitted.
  - 89-14 SHW Special Exception for a Class B group child care center. Issued December 19, 1989.
  - Owner/Applicant: Greater Baltimore Medical Center; 6701 North Charles Street; Baltimore, MD 21204; (301) 825-2000.
  - Signs shall be in accordance with Baltimore County Zoning Regulations, Section 83.1.1.1. and 83.1.1.2 and all zoning policies and regulations.
  - Signs to be used by public water, sewer and storm drains, stormwater management, will be provided. Schedule on site systems and as shown on the hydrology.
  - Building Height: The number of levels in principal hospital buildings and parking structures are as shown and comply with height provisions for parking garage uses not exceed 50 feet. See height diagram for proposed Physicians Pavilion II.
  - Parking Calculations:
 

Category	Standard	Number	Spots
Hospital	1.5/Bed	352 Beds	528
PP1	1/300 S.F.	114,200 S.F.	380
MR1	1/300 S.F.	3,500 S.F.	12
Day Care	1/Employee	12	12
Support	3.3/1000 S.F.	25,200 S.F.	84
Medical, Existing Uses			1,624 Spots
PP11	4.5/1000 S.F.	126,333 S.F.	578
	Total Required Parking		1,602 Spots
  - Existing, Surface and Garage:
 

Category	Spots
Existing, Surface and Garage	1,751
Spaces Lost for New Garage	50
Spaces in New Garage	1,701 Spots
	500 Spots
	2,601 Spots
	1,950
	Total Spaces Provided
  - All parking areas are paved with a durable, dustless surface designed so as to not create any undesirable condition. Site lighting is arranged to reflect light away from residential lots and public streets. All spaces are designated by striping or other permanent marking.
  - Architecture is preliminary and is subject to minor modification. Accordingly, changes may be made if in accordance with the required zoning relief and if also in accordance with all other applicable zoning standards.



KEY	BEARINGS	DISTANCES
L-1	6°52'21" S 94° E	10.0'
L-2	N 28° 25' E	67.85'
L-3	N 45° 30' 30" E	56.53'
L-4	N 62° 12' 02" E	21.60'
L-5	N 44° 54' 10" E	55.0'
L-6	N 47° 28' 30" W	57.85'
L-7	6° 40' 09' 10" W	35.0'
L-8	N 25° 04' 10" S	39.0'
L-9	N 66° 22' 20" W	36.61'
L-10	92° 05' 10" W	38.0'
G-1	60° 50' 58" W R-69.311' L-2.87'	2.85'
L-11	N 67° 05' 56" W	47.55'
L-12	N 20° 54' 04" E	30.0'
L-13	N 60° 05' 56" W	50.0'
L-14	6° 20' 54' 04" W	30.0'
L-15	N 36° 59' 5" S	25'
L-16	N 50° 50' 30" W	48.77'
L-17	6° 41' 44" W	25'
L-18	N 65° 26' 30" E	35'
L-19	N 68° 05' 00" W	41.46'

92-36-  
XA

**DAFT McCUNE WALKER INC.**  
LAND PLANNING CONSULTANTS  
LANDSCAPE ARCHITECTS  
ENGINEERS SURVEYORS  
200 EAST PENNSYLVANIA AVENUE  
TOWSON, MD 21204  
TELEPHONE: 301-296-3333

**GBMC** #37  
GREATER BALTIMORE MEDICAL CENTER

**PLAN AND PLAT TO ACCOMPANY ZONING PETITION**

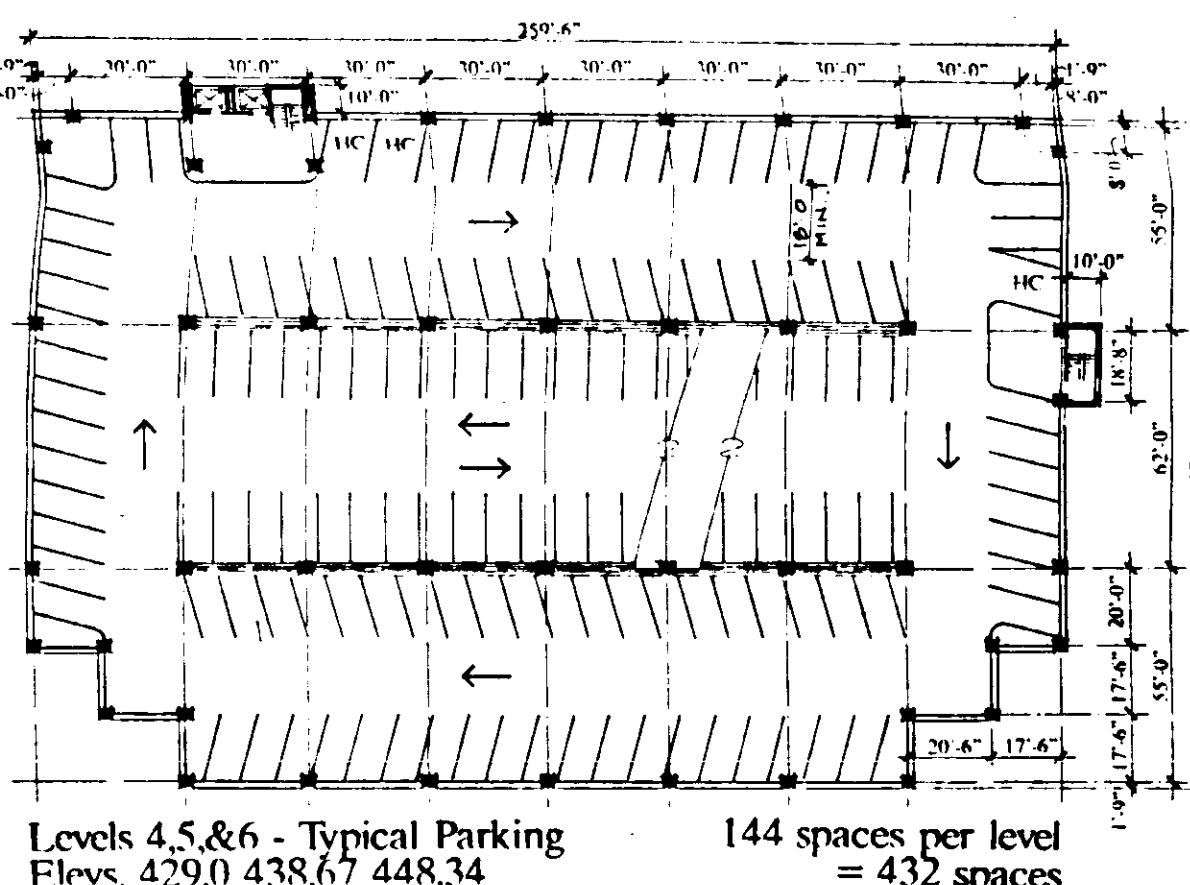
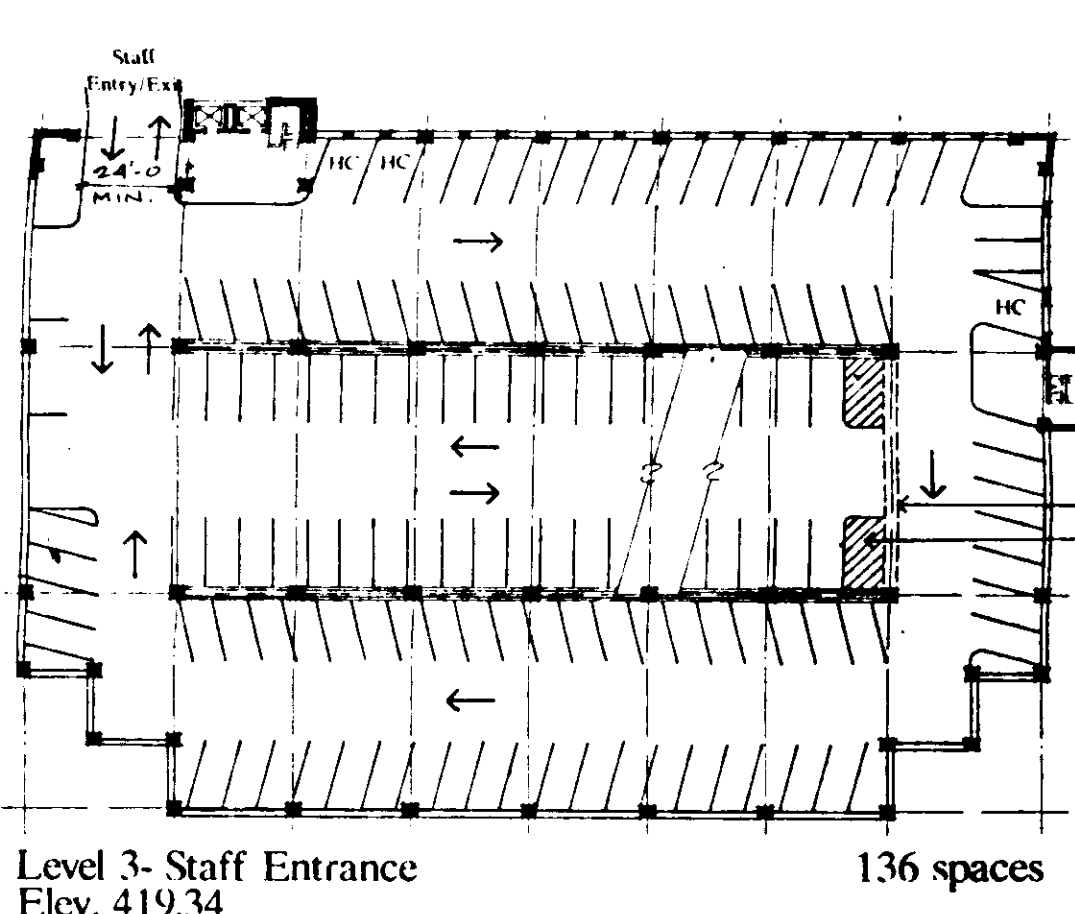
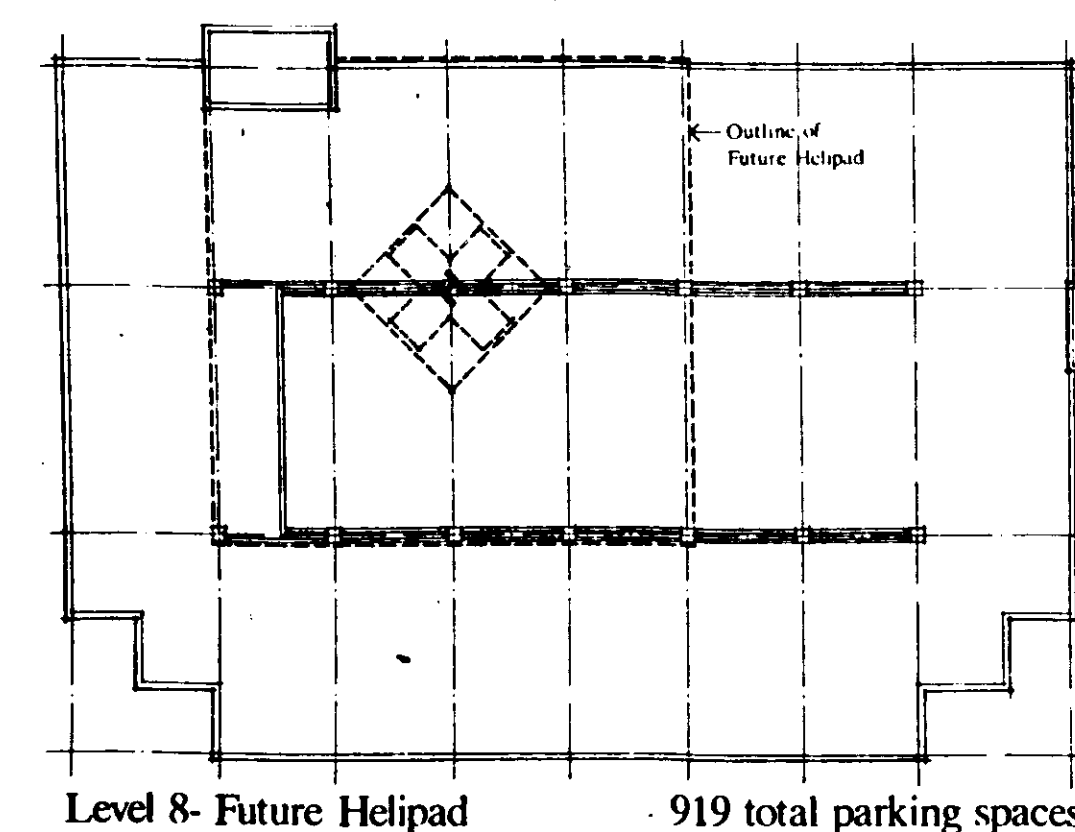
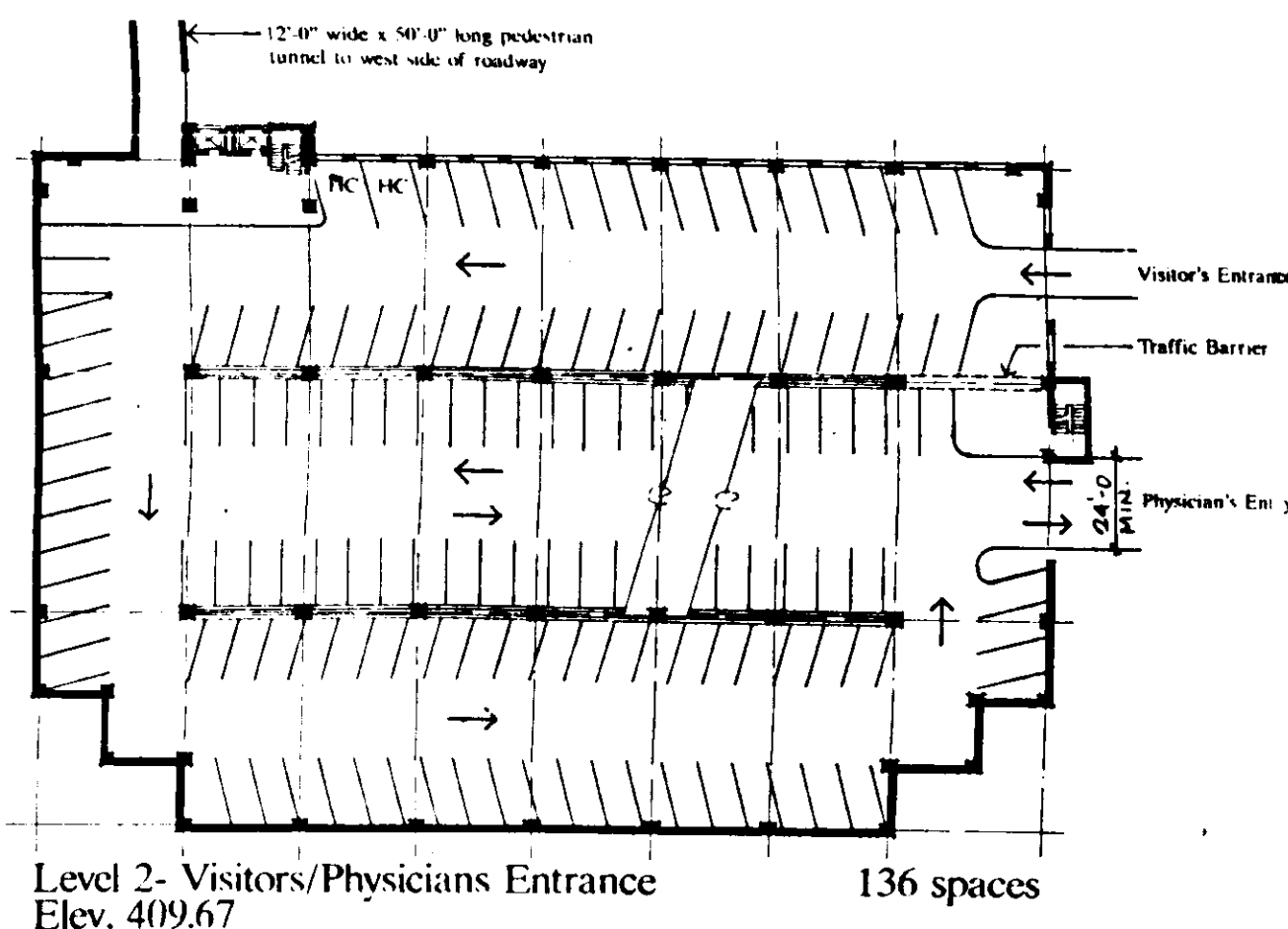
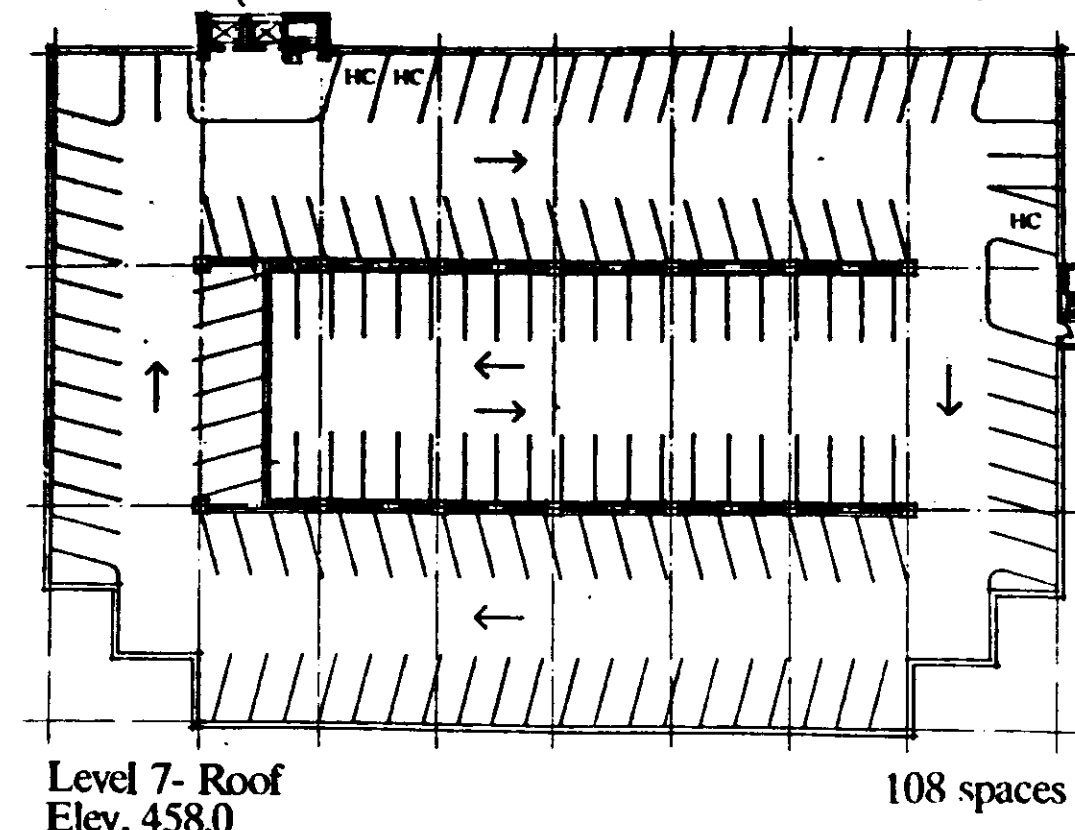
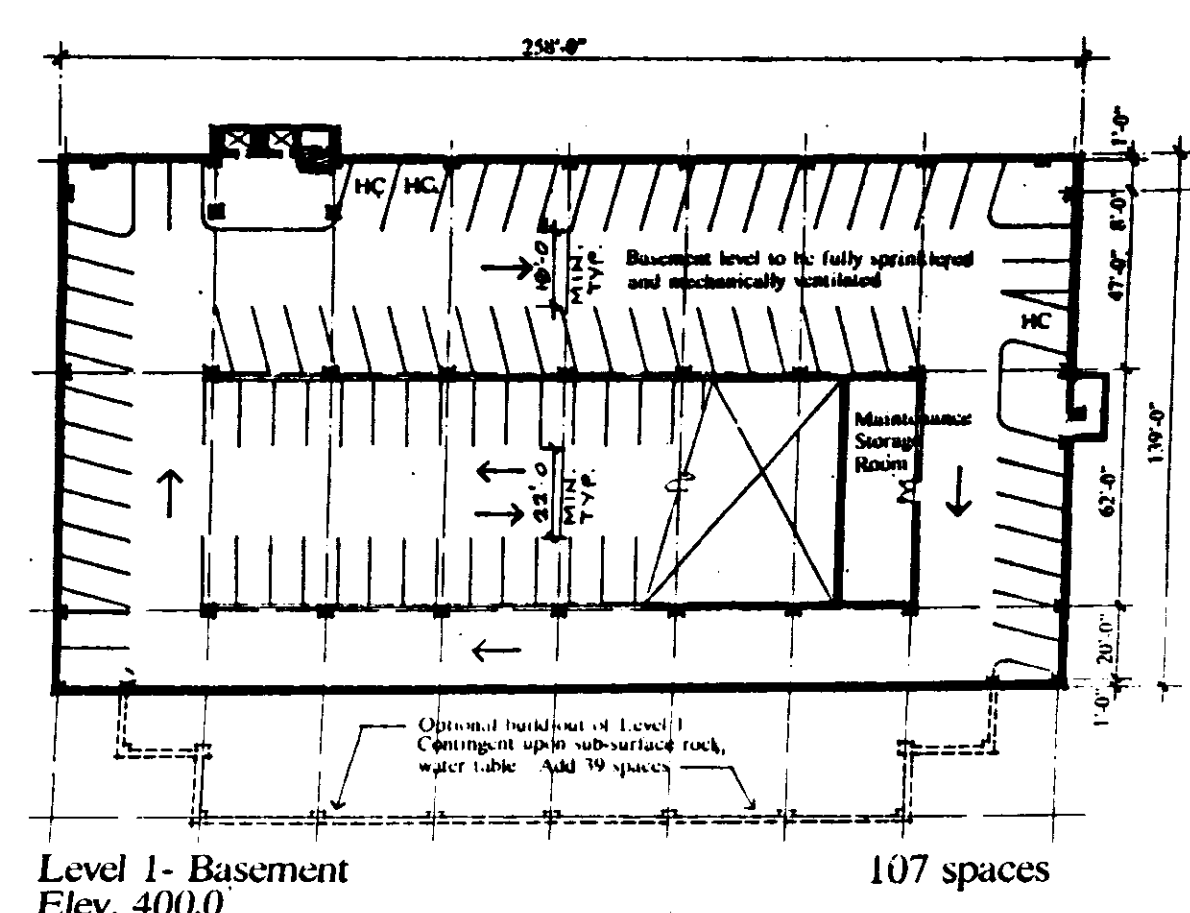
SCALE: 1" = 100'

JOB ORDER NO. 89014.G

ISSUE DATE 7/17/91

DATE	REVISIONS

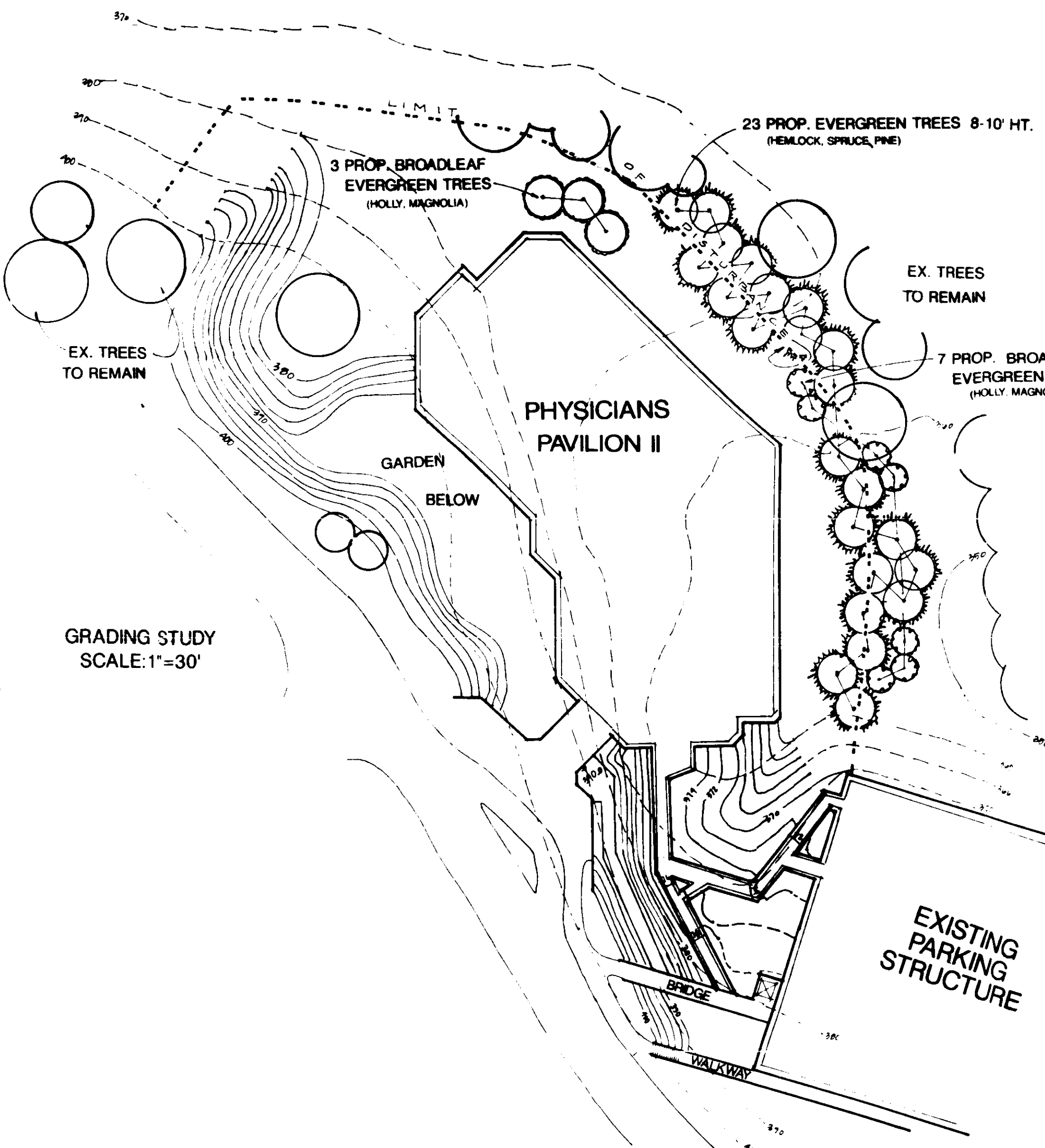




### PARKING GARAGE FLOOR PLANS

SCALE: 1"=40'

PARKING GARAGE PLANS BY RTKL



1. Owner/Developer: Greater Baltimore Medical Center  
200 E. Pennsylvania Ave.  
Baltimore, MD 21201

2. Consultant: GBMC  
200 E. Pennsylvania Ave.  
Baltimore, MD 21201

3. Consultant: RTKL  
200 E. Pennsylvania Ave.  
Baltimore, MD 21201

4. Site Data

5.100' x 100' Plot  
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100.100' x 100' Plot

1. Signs shall be in accordance with Baltimore County Zoning Regulations, Sections 413.1, 413.2, and 413.3, and all other applicable regulations.

2. All off-site lighting and small signs (less than 2 acres) that may be located on the site shall be in accordance with the regulations of the Baltimore County Department of Public Works, Section 413.1, 413.2, and 413.3.

3. School capacity is not affected by this development.

4. Architecture is preliminary and is subject to minor modification. Accordingly, changes may be made if in accordance with the requested zoning relief and if also in accordance with all other applicable zoning standards.

5. On-site lighting shall be so arranged and shielded as to confine all direct light rays entirely within the boundary line of the site and to prevent reflected light rays from shining or glaring onto any portion of any adjacent roadway or onto the path of oncoming vehicles. When the lighting design is completed, the lighting design shall be submitted to the Baltimore County Department of Public Works for review and approval.

6. Lower the height and setbacks of lighting on the upper deck to reduce glare.

7. Shield open areas of lower levels with netting to reduce glare.

8. Special exceptions and zoning variances were filed July 24, 1991, and assigned Case No. 77, Case No. 78, and Case No. 79, and assigned Case No. 77, Case No. 78, and Case No. 79, and assigned Case No. 77, Case No. 78, and Case No. 79.

9. Special Exception

10. To permit a building elevation width of 900 feet for a proposed building attached to an existing garage in line of the building width of 300 feet as provided in Section 403.2B.

11. Variations

12. (1) To permit a building separation between a proposed parking garage and the existing hospital core of 90 feet in line of the required 100 feet as set forth in Section 403.2 and OGP V.B.2 pursuant to Section 403.2.

13. (2) To permit rear yards of 10 and 20 feet in line of the required 40 feet as set forth in OGP V.B.2 pursuant to Section 403.2.

14. Zoning History

15. 1965 - Use Permit Issued

16. 66-160A Petition for Variance to permit a directional sign of 48 square feet instead of the required 25 square foot sign. Granted January 5, 1966.

17. 80-45 SPN Special Hearing for a medical arts facility as an accessory use and structure to the principal use of a hospital and variance to permit a maximum width of building elevations of 900 feet and 325 feet instead of the allowed 300 feet, a rear yard setback of 10 feet instead of the required 40 feet, a side yard setback of 5 feet instead of the required 10 feet, a front yard setback of 20 feet instead of the required 40 feet, and a distance between buildings of 10 feet instead of the required 40 feet and/or 75 feet. Granted August 1, 1985.

18. 87-48 SPN Special Hearing to approve an amendment to the Order in Case No. 80-45 SPN to permit the relocation from the main hospital building to the existing pharmacy and optical facility to the medical arts facility. Granted June 27, 1987, with conditions.

19. a. The pharmacy and optical facilities shall be adjacent and accessory to the hospital and together shall occupy no more than 2,000 square feet on the first floor of the medical arts facility.

20. b. No outside off-campus advertising of the pharmacy and optical facility shall be permitted.

21. 89-176 SPN Special Exception for a Class B group child care center. Granted December 15, 1989.

22. Use of Physician's Pavilion II:

23. a. Lower floors one and two will contain hospital uses, including but not limited to: (i) An operating suite and related facilities; (ii) A computerized surgery training facility; (iii) A comprehensive regional medical center. Floors three through seven will contain medical offices for physicians with privileges at the Greater Baltimore Medical Center and, if required by GMC, additional hospital uses.

24. A portion of the hospital campus may be conveyed to create a continuous region (a medical center) for the Physician's Pavilion II, as now described, permitted for the financing, construction and ownership of Physician's Pavilion II.

**DAFT · McCUNE · WALKER INC.**  
LAND PLANNING CONSULTANTS  
LANDSCAPE ARCHITECTS  
ENGINEERS & SURVEYORS  
200 E. PENNSYLVANIA AVE  
TOWSON, MD 21204  
TELEPHONE (301) 248-3333

**GBMC**  
Greater Baltimore Medical Center  
PHYSICIAN'S PAVILION II

**CRG PLAN**  
W/SCHEMATIC PLANTING

SCALE:  
AS SHOWN

JOB ORDER NO.  
89014.K

ISSUE DATE  
7/30/91

DATE	REVISIONS
7/30/91	1. INITIAL DESIGN
7/30/91	2. REVISED DESIGN
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7/30/91	93. REVISED DESIGN
7/30/91	94. REVISED DESIGN
7/30/91	95. REVISED DESIGN
7/30/91	96. REVISED DESIGN
7/30/91	97. REVISED DESIGN
7/30/91	98. REVISED DESIGN
7/30/91	99. REVISED DESIGN
7/30/91	100. REVISED DESIGN

24 AND 41: EVERGREEN TREES, PERMANENT  
12 AND 13: EVERGREEN TREES, PERMANENT